



COMMUNITY DEVELOPMENT DEPARTMENT

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CITY COUNCIL STAFF REPORT

Meeting: July 16, 2024

Subject

Second reading of Municipal Code Amendments and Zoning Map Amendments to ensure conformance with the Housing Element and related CEQA exemption. (Application No.: MCA-2023-001, Z-2024-001; Applicant: City of Cupertino; Location: Citywide)

Recommended Action

1. Conduct the second reading and enact Ordinance No. 24-2261 "An Ordinance of the City Council of the City of Cupertino Amending Various Chapters in Title 14, Title 17 And Title 19, Including But Not limited to the Addition of Three New Chapters in Title 19, to Implement Policies in the General Plan and for Clarity" (Attachment A); and
2. Conduct the second reading and enact Ordinance No. 24-2262 "An Ordinance of the City Council of the City of Cupertino Rezoning Certain Sites in the City for Conformance with General Plan and Housing Element" (Attachment B) to reflect changes to Priority Housing Sites and other minor changes for internal consistency.

Discussion

During a regular meeting held on July 2, 2024, City Council conducted the first reading for Ordinance Nos. 24-2261 and 24-2262. Staff presented details about the proposal to modify standards to the Cupertino Municipal Code Chapter to bring it into conformance with the Housing Element. Prior to the introduction of the ordinances, by a 3-2 vote (No: Chao and Moore), the City Council amended proposed Ordinance No. 24-2261 as follows:

1. Removing the five-story limit in the R-4 zoning district;
2. Eliminating the proposed objective standard for comparable size in the definition of duplex;
3. Amending development standards related to duplexes in the R-1 zoning district proposed under Housing Element Policy HE-1.3.6 as follows:
 - a. Amend allowable Floor Area Ratio to 65%;
 - b. Adopt a lot coverage of 50%;
 - c. Conform parking standards to R-1 zone standards (4 total – 2 open/2 enclosed); and
 - d. Allow interior side yard setbacks to align with minimum R-1 standards; and
4. Amending the lot coverage to 50% in the R-3 zoning district for developments with

up to 4 units.

If Council adopts the proposed ordinances, both ordinances will take effect on August 15, 2024.

Prepared by: Piu Ghosh, Planning Manager
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Reviewed by: Benjamin Fu, Director of Community Development
Christopher Jensen, City Attorney

Approved for Submission by: Pamela Wu, City Manager

Attachments:

A – Ordinance No. 24-2261

B – Ordinance No. 24-2262